



Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING  
CITY HALL  
TUESDAY, JULY 1, 2014  
6:00 O'CLOCK P.M.**

**I. Meeting Called to Order**

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

**II. Unfinished Business Requiring Council Action**

- A. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_\_, 2014, A RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS." (Cummins Walesboro Annexation) Jeff Bergman
- B. Second Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2014, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Cummins Walesboro Annexation) Jeff Bergman
- B. Second Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "AP" (AGRICULTURE: PREFERRED) AND "I2" (INDUSTRIAL: GENERAL) TO "I3" (INDUSRIAL HEAVY)." (Cummins Walesboro Rezoning) Jeff Bergman

**III. New Business Requiring Council Action**

- A Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_\_, 2014, A RESOLUTION ADOPTING THE CORRIDOR PLAN" AS AN ELEMENT OF THE CITY OF COLUMBUS COMPREHENSIVE PLAN." (State Street Corridor Plan) Jeff Bergman

- B. First Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2014, AN ORDINANCE PROVIDING FOR THE TRANSFER OF FUNDS BETWEEN DEPARTMENTS FOR THE BUDGET YEAR 2014." Matt Caldwell
- C. First Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2014, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2014." Matt Caldwell
- D. First Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2014, AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2014." Matt Caldwell
- E. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_\_, 2014, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS DETERMINING AMOUNT OF ASSESSED VALUATION TO CAPTURE IN THE CENTRAL ECONOMIC DEVELOPMENT ALLOCATION AREA." Mayor Brown

#### **IV. Other Business**

- A. Standing Committee and Liaison Reports
- B. Discussion Items:
  - 1.) Budget Timeline – Matt Caldwell
- C. The next regular meeting is scheduled for **Tuesday, July 15, 2014, 6:00 p.m. in City Hall.**
- D. Adjournment



## **MEMORANDUM**

**TO:** Columbus City Council Members  
**FROM:** Jeff Bergman  
**DATE:** June 23, 2014  
**RE:** *ANX-14-03 (Cummins Walesboro Annexation)*

Indiana law requires that the City Council adopt a "fiscal plan" by resolution in association with, and prior to any annexation. Please recall that the fiscal plan for the Cummins Walesboro annexation was previously included with your materials on the request. Attached are the fiscal plan resolution and a duplicate copy of the fiscal plan document, for your reference. This resolution will appear on the agenda for the July 1, 2014 Council meeting for adoption prior to the corresponding annexation ordinance.

Please feel free to contact the Planning Department with any questions you may have.

RESOLUTION NO.: \_\_\_\_\_, 2014

**A RESOLUTION ADOPTING A FISCAL PLAN  
FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS**

**To be known as the: Cummins Walesboro Annexation  
Plan Commission Case No.: ANX-14-03**

**WHEREAS**, a petition has been filed by Cummins Engine Company, Inc. for the annexation of certain property to the City of Columbus; and

**WHEREAS**, the petitioners represent 100% of the owners of the property subject to the request, which lies outside of, but adequately contiguous to the City of Columbus; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

**WHEREAS**, the City of Columbus has carefully and thoroughly considered the capital and non-capital costs of extending City services to the area proposed for annexation; and

**WHEREAS**, the City is able to provide the area proposed for annexation with municipal services in the same manner as other similar portions of the City as required by the Indiana Code.

**NOW THEREFORE BE IT RESOLVED** by the Common Council of the City of Columbus, Indiana that the Fiscal Plan for the "Cummins Walesboro" annexation attached to and made a part of this resolution is approved and adopted.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
Kristen Brown  
Mayor of the City of Columbus, Indiana



## ANNEXATION FISCAL PLAN

### For Plan Commission Case No.: ANX-14-03 To be known as: "Cummins Walesboro"

#### Introduction:

This Annexation Fiscal Plan, which is required by Indiana annexation law (IC 36-4-3-3.1), summarizes how the subject property meets the requirements for annexation. The Annexation Fiscal Plan also provides basic data regarding the area and describes the manner in which City of Columbus services will be extended to the subject property upon annexation.

This Annexation Fiscal Plan recognizes that the City of Columbus is a complex combination of land uses and developments, which together provide a complete community. Each land use (residential, commercial, industrial, etc.) directly results in specific receipts and costs for the City. These receipts and costs are typically calculated based on number of residents, land area, etc. However, each land use also indirectly supports the development of complimentary land uses, which also affect receipts and costs. For example, residential development promotes commercial development; and job growth promotes home construction. Therefore, the assignment of specific costs and receipts to specific developments are conceptual and intended for estimating purposes only.

#### Basic Property Information:

Following is a summary of subject property physical data:

Location: Approximately 1250 feet south of County Road 450 South and 440 feet west of County Road 150 West (Wayne Township).

Size: +/- 0.12 Acres (0.0001875 square miles)

Zoning (Existing): AP (Agriculture: Preferred)

Zoning (Proposed): I3 (Industrial: Heavy)

Land Use: Current – Agriculture / Projected – Agriculture

Population Impact: In 2010 Columbus contained 1,602.4 persons per square mile. The addition of 0.0001875 square miles will be a factor in the addition of 0.3 persons to the City.

City Council District: The property will be assigned initially to City Council District #2.

#### Legal Requirements & Columbus Annexation Policy:

Indiana law (IC 36-4-3-1.5) requires that, to be eligible for annexation, the external boundary of the subject property must be at least 1/8 (12.5%) contiguous with the boundary of the City (the property involved in this annexation is 43.7% contiguous with the boundary of the City).

Indiana law further defines three types of annexations: involuntary, voluntary, and super-voluntary. This annexation qualifies as a super-voluntary annexation (IC 36-4-3-5.1), in which 100% of the owners of land in the territory sought to be annexed have signed the annexation petition.

In 1990 the Columbus City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.

4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

**Property Tax Receipts Estimate & Methodology:**

The annexation of the subject property will result in receipts to the City of Columbus through a combination of property taxes; state fund distributions, user fees, and other similar sources. This Fiscal Plan recognizes the presence of all income sources, as well as the complexity of calculating specific receipts. An estimate of property tax receipts is provided by comparing the anticipated development on the subject property with similar development within the City of Columbus. It is recognized that the estimated tax receipts represents a broadening of the City's tax base and not a direct increase in revenue due to the maximum tax levy imposed by the State of Indiana and other related factors. The estimated tax receipts are intended to provide basic information by which the general fiscal impact of the proposed annexation may be evaluated. The current property tax information for the subject property is summarized below:

Current Net Assessed Property Value (NAV): \$200

Current City Tax Rate: \$1.1311 per \$100 of NAV.

City of Columbus Tax Receipts in Year 1: The City of Columbus receipts for the first year after annexation based on the current land use will be \$2.26.

The estimated tax receipts at build-out are calculated by comparing the anticipated development on the subject property with the NAV per acre of similar existing locations. Adjacent to the subject property is an agriculturally-used tract, which is zoned I3 (Industrial: Heavy). The applicant intends to combine the subject property with this adjacent tract and, for the foreseeable future, continue using the joined properties for agricultural purposes. The adjacent tract has an NAV of \$1,587 per acre. The estimated property tax considerations at build-out are summarized below:

Build-out Net Assessed Property Value (NAV): \$190

Assumed Future City Tax Rate: \$1.1311 per \$100 of NAV.

City of Columbus Tax Receipts at Build-out: \$2.15

**Cost of Services Methodology:**

The capital services within the annexation area were evaluated to determine what, if any, new infrastructure is needed to provide services to the subject property in the same manner as those services are provided to other similar areas within the City's corporate boundaries. No capital expenditures were identified as necessary for this annexation. The subject property is currently provided with the same capital services as other agricultural uses within the City of Columbus. The installation of streets, utilities, and other infrastructure will be completed by the developer at the time the property is converted from agricultural to industrial use, consistent with policies of the City.

Non-capital services, which are delivered to the subject property without requiring installation of capital infrastructure, were assessed through consultation with the Department Head responsible for each service. Some services are already available to the subject property, and others have yet to be initiated. In each case, the services will be provided to the subject property immediately upon annexation in a manner equivalent in standard and scope to the services being provided to other areas within the City's corporate boundaries.

**Provision of Services:**

The descriptions of the City services to be provided and an estimate of cost (as calculated by each Department Head) are provided below in the form of a summary table. Following is a narrative for each service type.

1. Police: The services provided by the City of Columbus Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who are in danger of physical harm, resolution of conflicts, and the creation and maintenance of a feeling of security in the community. The Police Department is also involved in legal work and the protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order, and provides technical assistance to the public in the area of crime prevention.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

2. Fire: The Fire Department services include fire protection and medical emergency assistance. The services also include fire suppression, emergency response, fire prevention, fire inspection, and public education in the area of fire safety.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

3. Sanitation / Streets / Public Transportation: The City Services Department provides refuse collection, compost, and brush clipping services. The Department also provides for the maintenance of streets at a level that ensures transportation safety and efficiency. The services provided include snow removal, street cleaning, and general maintenance. This Department provides for public transportation through the ColumBUS system. Finally, the Department provides for the maintenance of storm water drainage facilities.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

4. Sanitary Sewer / Public Water: Columbus City Utilities provides sanitary sewer and public water services, including the installation and maintenance of treatment facilities and service mains.

City Utilities applies a "four year revenue" rule when deciding how much ratepayer investment to make in any water or sewer extension. The Department estimates the gross revenue that would result from any proposed extension and will invest up to that amount in the extension of services. The party requesting the extension may make up the difference between the investment and the actual cost of the facilities. However, if the Utility Service Board determines that it is in the overall good for the City of Columbus to extend services, then the "four year rule" is set aside. These projects typically include significant job creation or other large-scale economic development benefits to the community.

*Assuming the subject property will be included in with the development of the larger Cummins property to the north and will not require separate service, water and sewer are available on the north side of County Road 450 South and the annexation will have no financial impact on Columbus City Utilities.*

5. Parks & Recreation: The Parks Department provides for the establishment, programming, and maintenance of park facilities throughout the City. The Department also provides for the scheduling and facilitation of recreational activities and other related events.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

6. Animal Care Services: The Columbus Animal Care Department provides care, shelter, and the humane euthanization of domestic animals. They also provide regular patrol, complaint investigation, and animal emergency services.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

Service Type	Capital Costs	Annual Non-Capital Costs
Police	\$0	\$0
Fire / Medic	\$0	\$0
Sanitation, Streets, & Public Transit	\$0	\$0
Sanitary Sewer & Public Water	\$0	\$0
Parks & Recreation	\$0	\$0
Animal Care & Control	\$0	\$0
Administrative Services	\$0	\$0

7. Administrative Services: The Administrative functions of the City include those provided by the Planning Department, Airport Board, Department of Community Development, City Engineer, Human Rights Commission, Mayor's Office, Personnel Department, and City Attorney. These departments provide for the general operation and organization of City government.

*These Administrative Departments offered the following comments: (1) The annexation will not cause undue burden for engineering services, (2) no additional Community Development services are anticipated as a result of the annexation, and (3) the Redevelopment Commission has no objection or concerns regarding the proposed annexation.*

8. CAMPO (Columbus Area Metropolitan Planning Organization): CAMPO is responsible for the continuing, cooperative and comprehensive transportation planning process for the Columbus Metropolitan Planning Area.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

#### **Methods of Financing Services & Timing:**

It is anticipated that the appropriate non-capital City services will be provided within existing and future city budgets, and that there will be little or no additional cost to the city as a result of the annexation. All capital and non-capital services are available to the subject property immediately in the same manner in which they are provided to other, similar areas within the City of Columbus.





## MEMORANDUM

**TO:** Columbus City Council Members

**FROM:** Jeff Bergman, AICP  
on behalf of the Columbus Plan Commission

**DATE:** June 10, 2014

**RE:** ANX-14-03 (*Cummins Walesboro Annexation*)  
RZ-14-06 (*Cummins Walesboro Rezoning*)

At its May 14, 2014 meeting, the Columbus Plan Commission reviewed the above referenced applications (an annexation and a rezoning request involving some of the same property) and forwarded both to the City Council with favorable recommendations. The Plan Commission vote on each request was 10 in favor and 0 opposed.

While gaining the approvals for the construction of a new warehouse on County Road 450 South east of I-65 Cummins identified two small inconsistencies with their property in the area. These annexation and rezoning requests are intended to address those inconsistencies.

First, Cummins seeks to rezone a 1.6 acre area from I-2 (Industrial: General) to I-3 (Industrial: Heavy) for consistency with the I-3 zoning already present on the remaining 33.2 acres in that same parcel.

Second, Cummins seeks to incorporate with the rest of their property an area of 5,227 square feet for which the owner was previously unknown. Cummins is now recognized as the owner of the property. This area is proposed to be annexed to the City of Columbus and rezoned to I-3 (Industrial: Heavy) for the purpose of being combined with an adjacent +/-40 acre Cummins parcel that is presently annexed and zoned I-3. The area in question is currently zoned AP (Agriculture: Preferred).

No development of these properties, other than that the warehouse facility currently under construction is planned. These annexation and rezoning requests are considered to be a "clean-up" activity resulting from realizations during warehouse approval process.

The annexation request qualifies as a "voluntary annexation" and is subject to the requirements of IC 36-4-3-5.1. Based on the requirements of the Indiana Code for the annexation request the schedule for the consideration of both of these items will be as follows:

1. Annexation Ordinance Public Hearing / Rezoning First Reading:  
*June 17, 2014 Council Meeting*
2. Adoption of Annexation Fiscal Plan Resolution and Ordinance / Rezoning Second Reading:  
*July 1, 2014 Council Meeting*
1. 30-day Annexation Waiting Period  
*Ends on approximately August 3, 2014*

Three area residents participated in the Plan Commission public hearings on these requests. They stated their general dislike of Cummins and expressed concerns about the wetland area that Cummins was required to construct as part of the warehouse project. They also indicated that no additional agricultural land should be converted for industrial purposes. The Plan Commission determined that the proposed annexation and rezoning would have no material effect on these nearby residents. They also asked the Cummins representative who was present to make himself available to the neighbors for a discussion of their concerns about the warehouse project.

These annexation and rezoning requests are two completely separate actions and should be voted on as such by the City Council. The supporting materials for these requests have been combined for the sake of efficiency. The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the annexation,
2. the annexation fiscal plan,
3. the resolution certifying the action of the Plan Commission on the annexation,
4. the proposed ordinance approving the rezoning,
5. the resolution certifying the action of the Plan Commission on the rezoning,
6. a copy of the Planning Department staff report provided for the May 14 Plan Commission meeting,
7. a location map showing the site in relation to the current City limits and surrounding zoning, and
8. an exhibit provided by the applicant.

Please feel free to contact me if you have any questions regarding this matter.



**ORDINANCE NO.: \_\_\_\_\_, 2014**

**AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY  
TO BE A PART OF THE CITY OF COLUMBUS, INDIANA**

**To be known as the: Cummins Walesboro Annexation  
Plan Commission Case No.: ANX-14-03**

**WHEREAS**, a petition has been filed by Cummins Engine Company, Inc. for the annexation of the property described by Section 1 below; and

**WHEREAS**, the petitioners represent 100% of the owners of the property subject to the request, which lies outside of, but adequately contiguous to the City of Columbus; and

**WHEREAS**, the Columbus Plan Commission has, on May 14, 2014, reviewed the request for annexation and forwarded a favorable recommendation to the Common Council; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus.

**NOW THEREFORE BE IT ORDAINED** by the Common Council of the City of Columbus, Indiana, as follows:

**SECTION 1: Property Annexed**

The following described property, including a total of +/- 5,227 square feet (0.12 acres), is annexed to and declared to be part of the City of Columbus, Indiana:

*A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 5 EAST, INTENDED TO BE THAT LAND DESCRIBED IN INST. #95-4372 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, MARKED BY A LIME STONE (FOUND); THENCE SOUTH 88°56'17" WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 475.00 FEET TO THE SOUTHWEST CORNER OF "McGUIRE" (INST.#2002-7657) AND THE TRUE POINT OF BEGINNING MARKED BY A 5/8" REBAR (FOUND); THENCE CONTINUING SOUTH 88°56'17" WEST ALONG SAID SOUTH LINE A DISTANCE OF 95.54 FEET TO A CORNER OF "ADMINISTRATIVE LOT 2" IN "CUMMINS INC. - WALESBORO ADMINISTRATIVE SUBDIVISION" (P.B. "R", 315B); THENCE NORTH 46°07'39" EAST ALONG A LINE OF SAID LOT A DISTANCE OF 158.62 FEET TO A CORNER OF SAID LOT AND THE WEST LINE OF "McGUIRE"; THENCE SOUTH 09°52'27" WEST ALONG THE WEST LINE OF McGUIRE A DISTANCE OF 296.61 FEET TO THE POINT OF BEGINNING, CONTAINING 0.12 ACRES, MORE OR LESS, AND SUBJECT TO A LEGAL RIGHTS OF WAY AND EASEMENTS.*

**SECTION 2: Common Council District**

Upon the effective date of this ordinance the property described by Section 1 shall be included in the 2nd Councilmanic District of the City of Columbus, Indiana. The property may, at some future time, be placed in a different Councilmanic District or Districts in accordance with redistricting completed in accordance with Indiana law.

### SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

### SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

### SECTION 5: Effective Date

This ordinance shall be effective after publication of its adoption, as provided in Indiana law.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
Kristen Brown  
Mayor of the City of Columbus, Indiana

## ANNEXATION FISCAL PLAN

### For Plan Commission Case No.: ANX-14-03 To be known as: "Cummins Walesboro"

#### Introduction:

This Annexation Fiscal Plan, which is required by Indiana annexation law (IC 36-4-3-3.1), summarizes how the subject property meets the requirements for annexation. The Annexation Fiscal Plan also provides basic data regarding the area and describes the manner in which City of Columbus services will be extended to the subject property upon annexation.

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#### Basic Property Information:

Following is a summary of subject property physical data:

Location: Approximately 1250 feet south of County Road 450 South and 440 feet west of County Road 150 West (Wayne Township).

Size: +/- 0.12 Acres (0.0001875 square miles)

Zoning (Existing): AP (Agriculture: Preferred)

Zoning (Proposed): I3 (Industrial: Heavy)

Land Use: Current – Agriculture / Projected – Agriculture

Population Impact: In 2010 Columbus contained 1,602.4 persons per square mile. The addition of 0.0001875 square miles will be a factor in the addition of 0.3 persons to the City.

City Council District: The property will be assigned initially to City Council District #2.

#### Legal Requirements & Columbus Annexation Policy:

Indiana law (IC 36-4-3-1.5) requires that, to be eligible for annexation, the external boundary of the subject property must be at least 1/8 (12.5%) contiguous with the boundary of the City (the property involved in this annexation is 43.7% contiguous with the boundary of the City).

Indiana law further defines three types of annexations: involuntary, voluntary, and super-voluntary. This annexation qualifies as a super-voluntary annexation (IC 36-4-3-5.1), in which 100% of the owners of land in the territory sought to be annexed have signed the annexation petition.

In 1990 the Columbus City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.

4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

**Property Tax Receipts Estimate & Methodology:**

The annexation of the subject property will result in receipts to the City of Columbus through a combination of property taxes; state fund distributions, user fees, and other similar sources. This Fiscal Plan recognizes the presence of all income sources, as well as the complexity of calculating specific receipts. An estimate of property tax receipts is provided by comparing the anticipated development on the subject property with similar development within the City of Columbus. It is recognized that the estimated tax receipts represents a broadening of the City's tax base and not a direct increase in revenue due to the maximum tax levy imposed by the State of Indiana and other related factors. The estimated tax receipts are intended to provide basic information by which the general fiscal impact of the proposed annexation may be evaluated. The current property tax information for the subject property is summarized below:

Current Net Assessed Property Value (NAV): \$200

Current City Tax Rate: \$1.1311 per \$100 of NAV.

City of Columbus Tax Receipts in Year 1: The City of Columbus receipts for the first year after annexation based on the current land use will be \$2.26.

The estimated tax receipts at build-out are calculated by comparing the anticipated development on the subject property with the NAV per acre of similar existing locations. Adjacent to the subject property is an agriculturally-used tract, which is zoned I3 (Industrial: Heavy). The applicant intends to combine the subject property with this adjacent tract and, for the foreseeable future, continue using the joined properties for agricultural purposes. The adjacent tract has an NAV of \$1,587 per acre. The estimated property tax considerations at build-out are summarized below:

Build-out Net Assessed Property Value (NAV): \$190

Assumed Future City Tax Rate: \$1.1311 per \$100 of NAV.

City of Columbus Tax Receipts at Build-out: \$2.15

**Cost of Services Methodology:**

The capital services within the annexation area were evaluated to determine what, if any, new infrastructure is needed to provide services to the subject property in the same manner as those services are provided to other similar areas within the City's corporate boundaries. No capital expenditures were identified as necessary for this annexation. The subject property is currently provided with the same capital services as other agricultural uses within the City of Columbus. The installation of streets, utilities, and other infrastructure will be completed by the developer at the time the property is converted from agricultural to industrial use, consistent with policies of the City.

Non-capital services, which are delivered to the subject property without requiring installation of capital infrastructure, were assessed through consultation with the Department Head responsible for each service. Some services are already available to the subject property, and others have yet to be initiated. In each case, the services will be provided to the subject property immediately upon annexation in a manner equivalent in standard and scope to the services being provided to other areas within the City's corporate boundaries.

**Provision of Services:**

The descriptions of the City services to be provided and an estimate of cost (as calculated by each Department Head) are provided below in the form of a summary table. Following is a narrative for each service type.

1. Police: The services provided by the City of Columbus Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who are in danger of physical harm, resolution of conflicts, and the creation and maintenance of a feeling of security in the community. The Police Department is also involved in legal work and the protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order, and provides technical assistance to the public in the area of crime prevention.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

2. Fire: The Fire Department services include fire protection and medical emergency assistance. The services also include fire suppression, emergency response, fire prevention, fire inspection, and public education in the area of fire safety.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

3. Sanitation / Streets / Public Transportation: The City Services Department provides refuse collection, compost, and brush clipping services. The Department also provides for the maintenance of streets at a level that ensures transportation safety and efficiency. The services provided include snow removal, street cleaning, and general maintenance. This Department provides for public transportation through the ColumBUS system. Finally, the Department provides for the maintenance of storm water drainage facilities.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

4. Sanitary Sewer / Public Water: Columbus City Utilities provides sanitary sewer and public water services, including the installation and maintenance of treatment facilities and service mains.

City Utilities applies a "four year revenue" rule when deciding how much ratepayer investment to make in any water or sewer extension. The Department estimates the gross revenue that would result from any proposed extension and will invest up to that amount in the extension of services. The party requesting the extension may make up the difference between the investment and the actual cost of the facilities. However, if the Utility Service Board determines that it is in the overall good for the City of Columbus to extend services, then the "four year rule" is set aside. These projects typically include significant job creation or other large-scale economic development benefits to the community.

*Assuming the subject property will be included in with the development of the larger Cummins property to the north and will not require separate service, water and sewer are available on the north side of County Road 450 South and the annexation will have no financial impact on Columbus City Utilities.*

5. Parks & Recreation: The Parks Department provides for the establishment, programming, and maintenance of park facilities throughout the City. The Department also provides for the scheduling and facilitation of recreational activities and other related events.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

6. Animal Care Services: The Columbus Animal Care Department provides care, shelter, and the humane euthanization of domestic animals. They also provide regular patrol, complaint investigation, and animal emergency services.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

Service Type	Capital Costs	Annual Non-Capital Costs
Police	\$0	\$0
Fire / Medic	\$0	\$0
Sanitation, Streets, & Public Transit	\$0	\$0
Sanitary Sewer & Public Water	\$0	\$0
Parks & Recreation	\$0	\$0
Animal Care & Control	\$0	\$0
Administrative Services	\$0	\$0

7. Administrative Services: The Administrative functions of the City include those provided by the Planning Department, Airport Board, Department of Community Development, City Engineer, Human Rights Commission, Mayor's Office, Personnel Department, and City Attorney. These departments provide for the general operation and organization of City government.

*These Administrative Departments offered the following comments: (1) The annexation will not cause undue burden for engineering services, (2) no additional Community Development services are anticipated as a result of the annexation, and (3) the Redevelopment Commission has no objection or concerns regarding the proposed annexation.*

8. CAMPO (Columbus Area Metropolitan Planning Organization): CAMPO is responsible for the continuing, cooperative and comprehensive transportation planning process for the Columbus Metropolitan Planning Area.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

#### **Methods of Financing Services & Timing:**

It is anticipated that the appropriate non-capital City services will be provided within existing and future city budgets, and that there will be little or no additional cost to the city as a result of the annexation. All capital and non-capital services are available to the subject property immediately in the same manner in which they are provided to other, similar areas within the City of Columbus.



**RESOLUTION: ANX-14-03**

**of the City of Columbus, Indiana Plan Commission**

regarding

**Case number ANX-14-03 (Cummins Walesboro),  
a proposal to annex +/-5,227 square feet (0.12 acres) to the City of Columbus**

**WHEREAS**, the Plan Commission has received the application referenced above from Cummins Engine Company, Inc.; and

**WHEREAS**, the applicant(s) represent 100% of the property owners involved in the annexation request, which meets the requirements of IC 36-4-3-5.1 for voluntary annexation, and

**WHEREAS**, the Plan Commission did, on May 14, 2014, review the annexation request; and

**WHEREAS**, the Plan Commission did pay reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

**WHEREAS**, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

**NOW THEREFORE BE IT RESOLVED**, by the Plan Commission of the City of Columbus, Indiana, as follows:

The annexation of the property subject to the application (approximately 5,227 square feet located generally 1,250 feet south of County Road 450 South and 440 feet west of County Road 150 West) is forwarded to the Common Council with a favorable recommendation.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 14<sup>th</sup> DAY OF MAY 2014  
BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.**

\_\_\_\_\_  
Roger Lang, President

**ATTEST:**

\_\_\_\_\_  
David L. Fisher, Secretary

ORDINANCE NO.: \_\_\_\_\_, 2014

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY  
FROM "AP" (AGRICULTURE: PREFERRED) AND "I-2" (INDUSTRIAL: GENERAL)  
TO "I-3" (INDUSTRIAL: HEAVY)**

**To be known as the: Cummins Walesboro Rezoning  
Plan Commission Case No.: RZ-14-06**

**WHEREAS**, this rezoning was requested by Cummins Engine Company, Inc. and includes the consent of all owners of the subject property; and

**WHEREAS**, the Columbus Plan Commission did, on May 14, 2014, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

**NOW THEREFORE BE IT ORDAINED** by the Common Council of the City of Columbus, Indiana, as follows:

**SECTION 1: Official Zoning Map**

- a) The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "AP" (Agriculture: Preferred) to "I-3" (Industrial: Heavy):

*A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 5 EAST, INTENDED TO BE THAT LAND DESCRIBED IN INST. #95-4372 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, MARKED BY A LIME STONE (FOUND); THENCE SOUTH 88°56'17" WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 475.00 FEET TO THE SOUTHWEST CORNER OF "McGUIRE" (INST.#2002-7657) AND THE TRUE POINT OF BEGINNING MARKED BY A 5/8" REBAR (FOUND); THENCE CONTINUING SOUTH 88°56'17" WEST ALONG SAID SOUTH LINE A DISTANCE OF 95.54 FEET TO A CORNER OF "ADMINISTRATIVE LOT 2" IN "CUMMINS INC. - WALESBORO ADMINISTRATIVE SUBDIVISION" (P.B. "R", 315B); THENCE NORTH 46°07'39" EAST ALONG A LINE OF SAID LOT A DISTANCE OF 158.62 FEET TO A CORNER OF SAID LOT AND THE WEST LINE OF "McGUIRE"; THENCE SOUTH 09°52'27" WEST ALONG THE WEST LINE OF McGUIRE A DISTANCE OF 296.61 FEET TO THE POINT OF BEGINNING, CONTAINING 0.12 ACRES, MORE OR LESS, AND SUBJECT TO A LEGAL RIGHTS OF WAY AND EASEMENTS.*

- b) The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "I-2" (Industrial: General) to "I-3" (Industrial: Heavy):

*A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 5 EAST, ALSO BEING A PART OF*

LOT ADMINISTRATIVE LOT 1 IN "CUMMINS, INC. - WALESBORO ADMINISTRATIVE SUBDIVISION" AS RECORDED IN PLAT BOOK "R", PAGE 315B IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR (FOUND) AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 00°58'31" WEST ALONG THE EAST LINE OF SAID HALF-QUARTER-QUARTER A DISTANCE OF 1335.64 FEET TO THE SOUTHEAST CORNER OF SAID HALF-QUARTER-QUARTER MARKED BY A STONE (FOUND); THENCE SOUTH 89°03'05 WEST ALONG THE SOUTH LINE OF "ADMINISTRATIVE LOT 1" IN "CUMMINS INC. - WALESBORO ADMINISTRATIVE SUBDIVISION" (P.B. "R", 315B) A DISTANCE OF 30.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT MARKED BY A CAPPED REBAR (FOUND); THENCE NORTH 00°54'24" WEST ALONG THE WEST LINE OF "ADMINISTRATIVE LOT 1" IN "CUMMINS, INC. - WALESBORO ADMINISTRATIVE SUBDIVISION" (P.B. "R", PG. 315B) A DISTANCE OF 1334.62 FEET TO THE NORTH LINE OF SAID HALF-QUARTER-QUARTER; THENCE NORTH 88°50'39" EAST ALONG THE NORTH LINE OF SAID HALF-QUARTER-QUARTER A DISTANCE OF 74.28 FEET TO THE POINT OF BEGINNING, CONTAINING 1.60 ACRES, MORE OR LESS, AND SUBJECT TO A LEGAL RIGHTS OF WAY AND EASEMENTS.

## **SECTION 2: Commitment(s)**

No commitments are attached to this rezoning.

## **SECTION 3: Repealer**

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

## **SECTION 4: Severability**

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

## **SECTION 5: Effective Date**

After its adoption, this ordinance shall be effective upon and after the date and time that companion ordinance \_\_\_\_, 2014 annexing the subject property to the City of Columbus is filed and recorded.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_ o'clock \_\_\_\_ .m., by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

## **ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_, 2014 at  
\_\_\_\_\_ o'clock \_\_\_\_\_.m.

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Kristen Brown  
Mayor of the City of Columbus, Indiana

**RESOLUTION: RZ-14-06**

**of the City of Columbus, Indiana Plan Commission**

regarding  
**Case number RZ-14-06**  
**(Cummins Walesboro Rezoning),**  
**a proposal to rezone +/-1.72 acres from**  
**AP (Agriculture: Preferred) and I-2 (Industrial: General)**  
**to I-3 (Industrial: Heavy)**

**WHEREAS**, the Plan Commission has received the application referenced above from Cummins Engine Company, Inc.; and

**WHEREAS**, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

**WHEREAS**, the Plan Commission did, on May 14, 2014, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

**WHEREAS**, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

**WHEREAS**, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

**NOW THEREFORE BE IT RESOLVED**, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (two separate but related parcels of 1.60 and 0.12 acres located south of County Road 450 South, west of County Road 150 West) is forwarded to the Common Council with a favorable recommendation.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 14<sup>th</sup> DAY OF MAY 2014  
BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.**

\_\_\_\_\_  
Roger Lang, President

**ATTEST:**

\_\_\_\_\_  
David L. Fisher, Secretary



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (May 14, 2014 Meeting)

**Docket No. / Project Title:** ANX-14-03 / RZ-14-06 (Cummins Walesboro)

**Staff:** Emilie Pinkston

**Applicant:** Cummins, Inc.

#### Annexation and Rezoning:

**Property Size:** 5,227 Square Feet

**Current Zoning:** AP (Agriculture: Preferred)

**Proposed Zoning:** I3 (Industrial: Heavy)

**Location:** 1250 feet south of 450 S and 440 feet west of 150 W, in Wayne Township

#### Rezoning:

**Property Size:** 1.60 Acres

**Current Zoning:** I2 (Industrial: General)

**Proposed Zoning:** I3 (Industrial: Heavy)

**Location:** Southwest corner of the intersection of 175 W and 450 S, in the City of Columbus

#### **Background Summary:**

The applicant has indicated that the purpose of the proposed annexation and re-zoning is twofold: (1) the applicant wishes to combine a small, unbuildable parcel, which is located outside of the Columbus city limits, with a larger, adjacent parcel that is located within the Columbus city limits. In order to accomplish this, the subject property must be annexed into the Columbus corporate boundaries, and for consistency, the applicant is requesting to rezone the subject property from AP (Agriculture: Preferred) to I3 (Industrial: Heavy) in order to match the zoning of the larger parcel. And, (2) the applicant wishes to rezone the western 1.6 acres of a lot that is the future home of the Cummins Southern Indiana Logistics Center from I2 (Industrial: General) to I3 (Industrial: Heavy) in order to match the zoning of the remainder of the lot. The subject parcels are within close proximity; hence, the rezoning requests have been combined into a single rezoning proposal.

#### **Key Issue Summary:**

The following key issue(s) should be resolved through the consideration of this application:

1. Is the 5,227 square foot parcel a logical and appropriate addition to the City of Columbus?
2. Is the request to rezone the two subject areas to I3 (Industrial: Heavy) in order to match the zoning of the larger parcels of which they are currently a part or proposed to be a part a sound and appropriate request?



**Preliminary Staff Recommendation (Annexation):**

Favorable recommendation to the City Council. The subject property is 43.7% contiguous with the corporate boundaries and represents a logical addition to the City of Columbus. The annexation of this small parcel will allow Cummins, Inc, the property owner, to combine it with a larger, adjacent parcel that is already located within the Columbus corporate boundaries. The addition of this parcel is very unlikely to result in a larger or more intense industrial development than what would otherwise be allowed on the existing, larger parcel.

**Preliminary Staff Recommendation (Re-zoning):**

Favorable recommendation to the City Council consistent with the following condition: The petitioner shall complete an administrative subdivision to combine the subject 5,227 square foot parcel with the larger, adjacent parcel to the northwest in order to comply with the minimum lot size of 1 acre established for the I3 (Industrial: Heavy) zoning district.

**Plan Commission Options:**

Annexation and re-zoning are two separate requests and should be decided separately. In reviewing requests for annexation & re-zoning the Plan Commission may (1) forward a favorable recommendation on both or either to the City Council, (2) forward an unfavorable recommendation on both or either to the City Council, (3) forward both or either to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the re-zoning request. The City Council makes all final decisions regarding annexation & re-zoning applications.

**Considerations / Decision Criteria (Annexation):**

Indiana law requires that, to be eligible for annexation, the external boundary of the area must be at least 12.5% contiguous with the boundary of the City (the property involved in this annexation is 43.7% contiguous with the boundary of the City). In 1990 the City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

**Decision Criteria (Re-Zoning):**

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a re-zoning:

**The Comprehensive Plan.**

*Preliminary Staff Comments:* The Comprehensive Plan has identified the future use of these locations as industrial, though the intensity of the industrial development is not described. The properties are also located within the Woodside/Walesboro character area, which is characterized by industrial development. Therefore, the proposed rezoning is consistent with the Comprehensive Plan.

**The current conditions and the character of current structures and uses in each district.**

*Preliminary Staff Comments:* The areas west of the subject properties have largely been developed for industrial uses, but the areas east and south of the subject properties are primarily farms and large lot single-family residences. Also, the former Walesboro Airport, which is north of the subject properties and currently undeveloped, is zoned I3 (Industrial: Heavy). The proposed rezoning is consistent with the current zoning in the area.

**The most desirable use for which the land in each district is adapted.**

*Preliminary Staff Comments:* The Comprehensive Plan identifies the future use of this land, and the areas north, west, and south, as industrial. The Plan further identifies all land west of County Road 150 West, within the general vicinity of the subject properties, as industrial. The proximity of the I-65 interchange and the capacity of County Road 450 South, which is classified as a principle arterial, make the subject properties appropriate for industrial development.

**The conservation of property values throughout the jurisdiction of the City of Columbus.**

*Preliminary Staff Comments:* The property values of the properties throughout the jurisdiction of the City of Columbus will not be negatively impacted if the proposed rezoning is approved. Due to the size of the properties involved, the proposed rezoning will have little impact on the surrounding neighbors.

**Responsible growth and development.**

*Preliminary Staff Comments:* Rezoning the subject properties to I3 (Industrial: Heavy) represents responsible growth and development. The properties are adjacent to, or included within, an area that is currently being used and developed as an industrial park. The properties are in very close proximity to the I-65 interchange, which is an appropriate location for industrial development. Further, the petitioner wishes to combine one of the subject properties with a parcel that is currently zoned I3, and the other subject property is currently part of a lot that is predominately zoned I3. Therefore, due to the small size of the properties involved in this petition, the rezoning is unlikely to result in a larger or more intense industrial development than what would otherwise be permitted. The rezoning and annexation represent responsible land management as they clarify the zoning and ownership boundary issues on the subject properties.

<b>Current Property Information (5,227 Square Foot Parcel – Rezoning and Annexation):</b>	
<b>Existing Land Use:</b>	Open Space
<b>Existing Site Features:</b>	Wooded
<b>Flood Hazards:</b>	No flood hazards are present on the subject property.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	None
<b>Vehicle Access:</b>	The subject property cannot be accessed by a public street/road.

<b>Current Property Information (1.60 Acre Area – Rezoning Only):</b>	
<b>Existing Land Use:</b>	The land is currently open space but is the future home of the Cummins Southern Indiana Logistics Center.
<b>Existing Site Features:</b>	Open Space

<b>Flood Hazards:</b>	No flood hazards exist on the subject property.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	None
<b>Vehicle Access:</b>	The subject property can be accessed from County Road 450 South (Suburban, Industrial, Principle Arterial)

Surrounding Zoning and Land Use		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	I3 (Industrial: Heavy)	Columbus Fire Station #6, Faurecia, Walesboro Airport
<b>South:</b>	AP (Agriculture: Preferred)	Single-Family Residential, Agriculture
<b>East:</b>	AP (Agriculture: Preferred)	Single-Family Residential, Agriculture
<b>West:</b>	I3 (Industrial: Heavy)	Industrial (Cummins Midrange Engine Plant)

Zoning District Summary (Existing / Proposed):			
	<b>Existing Zoning: AP</b>	<b>Existing Zoning: I2</b>	<b>Proposed Zoning: I3</b>
<b>Zoning District Intent:</b>	This district is intended to provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure.	This district is intended to provide locations for general production, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate most modern industrial production facilities and should be considered as appropriate for most general industrial developments and uses.	This district is intended to provide locations for industrial manufacturing, production, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate a variety of high intensity industrial uses in locations that minimize land use conflicts and provide the necessary supporting infrastructure.

<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>• Farm (General)</li> <li>• Single-Family Dwelling</li> <li>• Nature Preserve / Conservation Area</li> </ul>	<ul style="list-style-type: none"> <li>• Farm (General)</li> <li>• Communication Service Exchange</li> <li>• Sewage Treatment Plant</li> </ul>	<ul style="list-style-type: none"> <li>• Farm (General)</li> <li>• Communication Service Exchange</li> <li>• Sewage Treatment Plant</li> </ul>
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		<ul style="list-style-type: none"> <li>• Utility Substation</li> <li>• Water Tower</li> <li>• Government Facility (Non-Office)</li> <li>• Parking Lot/Garage (as primary use)</li> <li>• Police, Fire, or Rescue Station</li> <li>• Nature Preserve / Conservation Area</li> <li>• Auto-Oriented Uses (medium scale)</li> <li>• Builder's Supply Store</li> <li>• Conference Center</li> <li>• Data Processing / Call Center</li> <li>• Contractor's Office / Workshop</li> <li>• Dry Cleaners (Commercial)</li> <li>• Food and Beverage Production</li> <li>• Light Industrial Assembly and Distribution</li> <li>• Light Industrial Processing and Distribution</li> <li>• Mini-Warehouse Self-Storage Facility</li> <li>• Research and Development Facility</li> <li>• Truck Freight Terminal</li> <li>• Warehouse and Distribution Facility</li> </ul>	<ul style="list-style-type: none"> <li>• Utility Substation</li> <li>• Water Tower</li> <li>• Parking Lot/Garage (as primary use)</li> <li>• Police, Fire, or Rescue Station</li> <li>• Nature Preserve / Conservation Area</li> <li>• Conference Center</li> <li>• Agricultural Products Processing</li> <li>• Agri-Industrial Facility</li> <li>• Concrete / Asphalt Production Facility</li> <li>• Contractor's Office / Workshop</li> <li>• Dry Cleaners (Commercial)</li> <li>• Food and Beverage Production</li> <li>• General Industrial Production</li> <li>• Light Industrial Assembly and Distribution</li> <li>• Light Industrial Processing and Distribution</li> <li>• Research and Development Facility</li> <li>• Truck Freight Terminal</li> <li>• Warehouse and Distribution Facility</li> </ul>
<b>Water and Sewer Service:</b>	Not Required	Required	Required

<b>Lot and/or Density Requirements:</b>	<b>Minimum Lot Area:</b> 1 acre or as required to provide two viable septic system sites  <b>Maximum Lot Coverage:</b> Agricultural Structures: none Non-Agricultural Structures: 35%	<b>Minimum Lot Area:</b> 1 acre (43,560 Square Feet)  <b>Maximum Lot Coverage:</b> 75%	<b>Minimum Lot Area:</b> 1 acre (43,560 Square Feet)  <b>Maximum Lot Coverage:</b> 75%
<b>Setbacks Required:</b>  Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.	<b>Side and Rear Yard Setback:</b> Agricultural Structure: 30 feet Primary Structure: 30 feet* Accessory Structure: 15 feet* *5 feet on lots of 2 acres or less where the applicable side or rear lot line adjoins a property of 2 acres or less  <b>Front Yard Setback:</b> Arterial Street or Road: 50 feet Collector Road (Street): 30 feet (25 feet) Local Road (Street): 25 feet (10 feet*) *25 feet for any garage with a vehicle entrance facing the street	<b>Side and Rear Yard Setback:</b> 20 feet  <b>Rear Yard Setback:</b> 20 feet  <b>Front Yard Setback:</b> Arterial Street or Road: 50 feet Collector Street or Road: 35 feet Local Street or Road: 25 feet	<b>Side Yard Setback:</b> 20 feet  <b>Rear Yard Setback:</b> 20 feet  <b>Front Yard Setback:</b> Arterial Street or Road: 50 feet Collector Street or Road: 35 feet Local Street or Road: 25 feet
<b>Height Restrictions:</b>	<b>Primary Structure:</b> Agriculture Structure: None Primary Structure: 40 feet  <b>Accessory Structure:</b> 35 feet	<b>Primary Structure:</b> 50 feet  <b>Accessory Structure:</b> 40 feet	<b>Primary Structure:</b> 60 feet  <b>Accessory Structure:</b> 40 feet
<b>Floor Area Requirements:</b>	<b>Minimum Living Area per Dwelling:</b> 1,000 square feet	N/A	N/A

<b>Signs:</b>	<b>Wall Signs:</b> Not permitted <b>Freestanding Signs:</b> Not permitted	<b>Wall Signs:</b> 2 wall signs are permitted for each public street frontage. The maximum total area for all wall signs cannot exceed 15% of the area of the front walls, or 350 square feet, whichever is less. <b>Freestanding Signs:</b> 1 freestanding sign is permitted for each public street frontage. The maximum allowed area for each sign is 75 square feet, and the maximum allowed height is 10 feet.	<b>Wall Signs:</b> 2 wall signs are permitted for each public street frontage. The maximum total area for all wall signs cannot exceed 15% of the area of the front walls, or 350 square feet, whichever is less. <b>Freestanding Signs:</b> 1 freestanding sign is permitted for each public street frontage. The maximum allowed area for each sign is 75 square feet, and the maximum allowed height is 10 feet.
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<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	The annexation will not cause undue burden for engineering services, and the rezoning will not significantly impact access or drainage on the site.
<b>City Utilities:</b>	Assuming that the [5,227 square foot parcel) will be included in with the development of the larger Cummins property to the north and will not require separate service, water and sewer are available on the north side of County Road 450 South and the annexation will have no financial impact on Columbus City Utilities.
<b>Parks Department:</b>	No comments received.
<b>MPO:</b>	No comments received.
<b>Police Department:</b>	No comments received.
<b>Fire Department:</b>	The Fire Department has no issues with this request.
<b>Community Development:</b>	No additional Community Development Department services are anticipated as a result of this annexation.
<b>Redevelopment Commission:</b>	No objection or concerns regarding the proposed rezoning and annexation.



**History of this Location:**

The relevant history of this property includes the following: In April 2014, Cummins received Zoning Compliance Certificate approval to construct a 428,400 square foot warehouse, the Cummins Southern Indiana Logistics Center, on Administrative Lot 1 of the Cummins, Inc – Walesboro Administrative Subdivision. The subject 1.60 acre area is the western most portion of Administrative Lot 1, which is primarily zoned I3 (Industrial: Heavy). This rezoning, to unify the zoning on this property, was required as a condition of that approval.

**Comprehensive Plan Consideration(s):**

The Future Land Use Map indicates the future use of this property as industrial.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **GOAL J-4:** Promote continued economic development in this area to provide jobs which will improve the standard of living and provide upward mobility for local residents.
2. **POLICY J-4-2:** Encourage the growth in this area to take place in an orderly manner. Where possible, this growth should be contiguous or in close proximity to the existing development in order to facilitate provision of infrastructure and services.

This property is located in the Woodside/Walesboro Area character area. The following Planning Principle(s) apply to this application: Preserve expanses open space throughout the area as new development takes place.

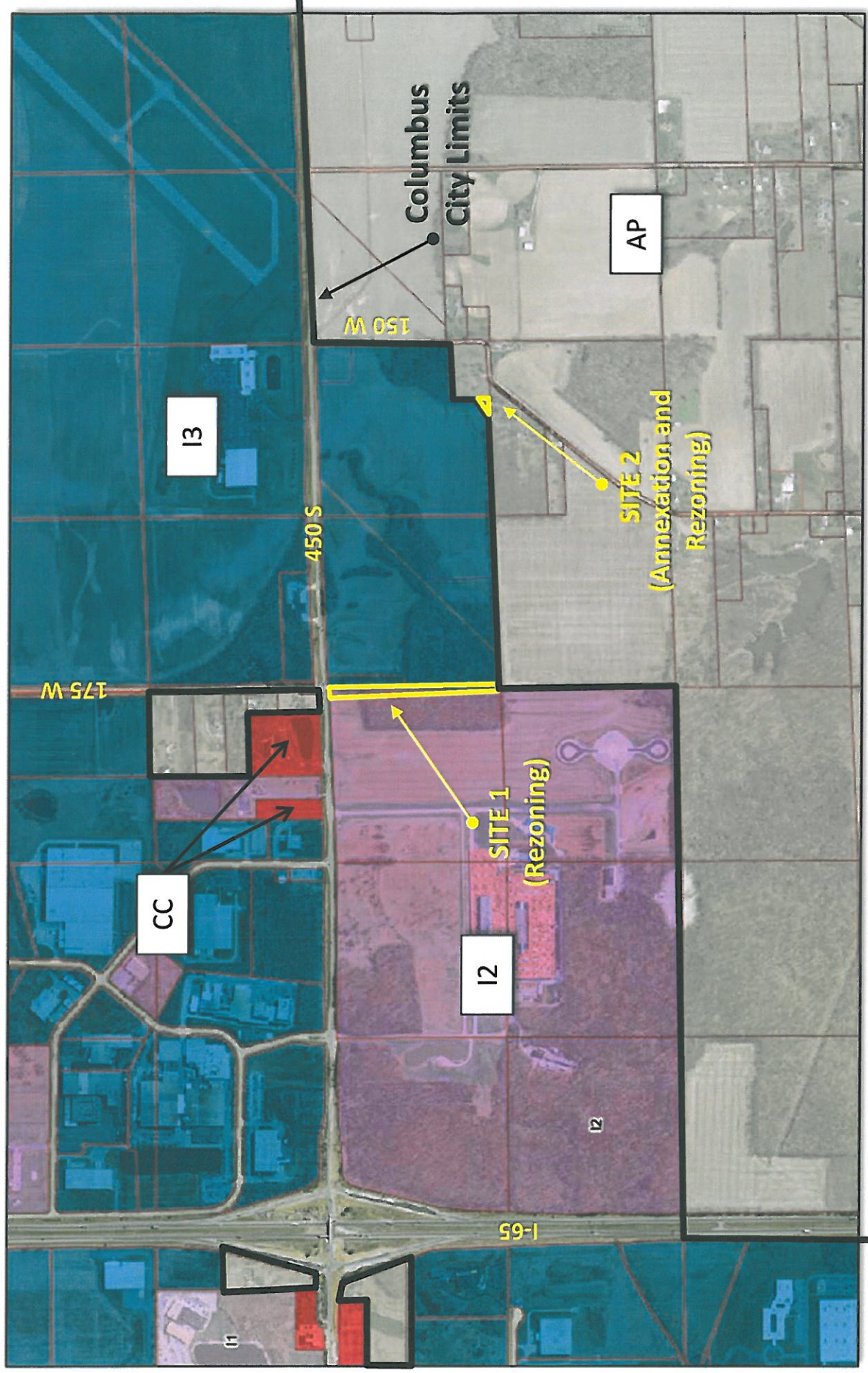
**Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The petitioner's request involves two separate areas. The petitioner is requesting to annex and rezone one of the areas and only rezone the second.
  - The first request involves a 5,227 square foot (0.12 acre) parcel. This parcel is currently unbuildable and lacks direct access to a public street/road, and the petitioner wishes to combine it with an adjacent, larger parcel to the northwest. This large, adjacent parcel is located within the Columbus city limits, but the 5,227 square foot parcel is not. Therefore, before the two parcels can be combined, the 5,227 square foot parcel must first be annexed into the Columbus city limits. The petitioner is further requesting to rezone this parcel from AP (Agriculture: Preferred) to I3 (Industrial: Heavy) in order to match the zoning of the larger, adjacent parcel.
  - The second request involves the western 1.60 acres of an existing lot (Administrative Lot 1 of the Cummins, Inc – Walesboro Administrative Subdivision). The applicant wishes to rezone the 1.60 acres from I2 (Industrial: General) to I3 (Industrial: Heavy) in order to match the zoning of the remainder of the lot.
2. The two properties involved with this request are located approximately 2,000 feet apart.
3. In April 2014, Cummins received approval to construct a 428,400 square foot warehouse, the Cummins Southern Indiana Logistics Center, on Administrative Lot 1 of the Cummins Inc – Walesboro Administrative Subdivision. The Planning Department is unaware of any future development plans for the 5,227 square foot parcel involved with this request and the adjacent, larger property.



# Property Location & Surrounding Zoning









## MEMORANDUM

**TO:** Columbus City Council Members

**FROM:** Jeff Bergman, AICP  
on behalf of the Columbus Plan Commission

**DATE:** June 23, 2014

**RE:** *State Street Corridor Plan*

Enclosed with this memo are the documents necessary for the adoption of the State Street Corridor Plan as an element of the City of Columbus Comprehensive Plan. This Plan is intended to address two separate but related needs of the State Street corridor. First, it provides a strategic plan for the redevelopment of the corridor that includes specific projects, initiatives, and action steps. Second, it is intended to increase the level of detail in the City's policies for long-term land use, development and transportation in this area. Adopting the Plan as an element of the City's Comprehensive Plan fulfills this second purpose. Its adoption adds the Plan to the set of tools available to the Plan Commission and City Council as proposals related to new development, such as rezonings, are evaluated and acted upon.

The process of creating the State Street Corridor began in March 2013 when project consultants The Lakota Group began their investigation of the area and hosted a series of local stakeholder interviews. The process was overseen by a 16 member steering committee representing the interests of both State Street and the broader community. The process involved 3 public open house events to (1) refine redevelopment options, (2) identify redevelopment priorities, and (3) review the final draft plan.

At its June 11, 2014 meeting the Columbus Plan Commission reviewed the State Street Corridor Plan, conducted a public hearing, and voted to send a favorable recommendation on its adoption to the City Council. The Plan Commission vote was 7 in favor and 0 opposed.

The following documents which support this request and provide for the Plan's adoption are attached:

- a City Council resolution adopting the Plan,
- the Plan Commission resolution approving the Plan, and
- a copy of the Plan.

Please feel free to contact me in advance of the meeting if I can provide any other information.

For those viewing this memo on the City's website:

To view a copy of the Plan visit <http://www.columbus.in.gov/planning/projects/#state>.

**RESOLUTION NO.: \_\_\_, 2014**

**A RESOLUTION ADOPTING THE  
“COLUMBUS, INDIANA STATE STREET CORRIDOR PLAN”  
AS AN ELEMENT OF THE  
CITY OF COLUMBUS COMPREHENSIVE PLAN**

**WHEREAS**, the Columbus Common Council has previously adopted a Comprehensive Plan for the jurisdiction of the Columbus Plan Commission, including a Goals & Policies Element, a Land Use Element, a Thoroughfare Plan Element, a Downtown Strategic Development Plan Element, a Bicycle & Pedestrian Plan Element, and a Central Avenue Corridor Plan Element; and

**WHEREAS**, it is the intent of the Plan Commission and the Common Council that the Comprehensive Plan be a flexible, evolving document which accurately represents the current status and future vision of the community; and

**WHEREAS**, the Plan Commission, acting through a steering committee of local residents and business owners, its professional staff, and a consultant team, has developed a “State Street Corridor Plan” which provides additional, more detailed, information and decision-making guidance for land use and transportation along the State Street corridor; and

**WHEREAS**, the process of creating the “State Street Corridor Plan” made appropriate reference to the previously adopted Comprehensive Plan elements, resulting in coordinated City policies for future land use and a complete transportation system; and

**WHEREAS**, the Common Council has reviewed the “State Street Corridor Plan” together with the resolution certifying its approval by the Plan Commission and recommending that it be adopted as an element of the City of Columbus Comprehensive Plan; and

**WHEREAS**, the adoption of the “State Street Corridor Plan” is consistent with the provisions and objectives of the Indiana Code (specifically the IC 36-7-4-500 series) and will promote the public health, safety, morals, convenience, order, and general welfare, as well as an efficient and economic process of city development.

**NOW THEREFORE BE IT RESOLVED** by the Common Council of the City of Columbus, Indiana, as follows:

**SECTION 1: “State Street Corridor Plan” Adopted**

The “State Street Corridor Plan”, as incorporated by reference as a part of this resolution, is adopted as an element of the City of Columbus Comprehensive Plan.

**SECTION 2: Effective Date**

This resolution shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_, 2014, at  
\_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
Kristen Brown  
Mayor of the City of Columbus, Indiana



**GENERAL RESOLUTION: 2014-01**

**of the City of Columbus, Indiana Plan Commission**

**regarding  
the adoption of the State Street Corridor Plan  
as an element of the City of Columbus Comprehensive Plan**

**WHEREAS**, the Columbus Common Council has previously adopted a Comprehensive Plan for the jurisdiction of the Columbus Plan Commission, including a Goals & Policies Element, a Land Use Element, a Thoroughfare Plan Element, and a Downtown Strategic Development Plan Element, a Bicycle & Pedestrian Plan Element, and a Central Avenue Corridor Plan Element; and

**WHEREAS**, it is the intent of the Plan Commission and the Common Council that the Comprehensive Plan be a flexible, evolving document which accurately represents the current status and future vision of the community; and

**WHEREAS**, the Plan Commission, acting through a steering committee of local residents and business owners, its professional staff, and a consultant team, has developed a State Street Corridor Plan which provides additional, more detailed, information and decision-making guidance for land use planning and transportation along the State Street corridor; and

**WHEREAS**, the process of creating the State Street Corridor Plan has included multiple opportunities for public input, extensive research of existing conditions and trends, and the application of best practices for land use and transportation planning; and

**WHEREAS**, the process of creating the State Street Corridor Plan made appropriate reference to the previously adopted Comprehensive Plan elements, resulting in coordinated City policies for future land use and a complete, multi-modal transportation system (one that includes vehicles of all types, pedestrians, and bicycles); and

**WHEREAS**, the Plan Commission did, on June 11, 2014, hold a public hearing consistent with the applicable requirements of Indiana law (IC 36-7-4-507); and


**WHEREAS**, the State Street Corridor Plan can serve as a significant resource for the Plan Commission and Common Council in making land use and transportation system decisions, and therefore will be both a logical and valuable addition to the Comprehensive Plan; and

**WHEREAS**, the adoption of the State Street Corridor Plan is consistent with the provisions and objectives of the Indiana Code (specifically the IC 36-7-4-500 series) and will promote the public health, safety, morals, convenience, order, and general welfare, as well as an efficient and economic process of city development.

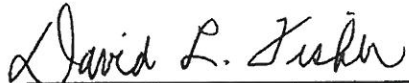
**NOW THEREFORE BE IT RESOLVED**, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The State Street Corridor Plan, as incorporated by reference as a part of this resolution, is approved and recommended for adoption by the Common Council.
- 2) This resolution shall serve as the certification required for the adoption of a Comprehensive Plan (per IC 36-7-4-508(b)).

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 11<sup>th</sup> DAY OF JUNE  
2014 BY A VOTE OF 7 IN FAVOR AND 0 OPPOSED.

 6/13/14  
\_\_\_\_\_  
Roger Lang, President

ATTEST:

\_\_\_\_\_  
David L. Fisher, Secretary

**ORDINANCE NO.\_\_\_\_, 2014**

**AN ORDINANCE PROVIDING FOR THE TRANSFER OF FUNDS  
BETWEEN DEPARTMENTS FOR THE BUDGET YEAR 2014**

**WHEREAS**, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

**WHEREAS**, it is desire of the Mayor to address certain paramedic training needs within the Fire Department for the calendar year 2014 which requires transfer of funds from certain funds to other funds; and

**WHEREAS**, as part of the 2014 budget approval process, appropriations were approved from the Riverboat Fund to cover all costs for paramedic training class within the Fire Department,

**WHEREAS**, it has been shown that certain existing appropriations have balances which will be available for transferring as follows:

FROM:	Riverboat Fund, Capital/Miscellaneous Expenses, 400
TO:	General Fund, Fire Department, Personal Services, 100
SUM:	\$220,000

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA**, that a transfer of an appropriation from the Riverboat Fund, Capital/Miscellaneous Expenses category to the Fire Department Personal Services category in the amount of \$220,000 for the calendar year 2014 is hereby authorized.

**BE IT FURTHER ORDAINED**, that the above transfers shall be effective immediately upon passage of this Ordinance.

**BE IT FURTHER ORDAINED**, that the Clerk Treasurer and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect this transfer of funds.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock P.M. by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk Treasurer, City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_, 2014 at  
\_\_\_\_\_ o'clock P.M.

\_\_\_\_\_  
Kristen Brown  
Mayor, City of Columbus, Indiana

**ORDINANCE NO. \_\_\_\_\_, 2014**

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION  
OF FUNDS FOR THE BUDGET YEAR 2014**

**WHEREAS**, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

**WHEREAS**, it is necessary to appropriate additional funds from the General Fund in the maximum amount of \$300,000 to address unsafe buildings in our community pursuant to Columbus Municipal Code 15.20 and I.C. 36-7-9 *et seq.*; and

**WHEREAS**, there are additional funds in the amount of \$300,000 available for these purposes and these funds must be appropriated for these purposes before they can be spent; and

**WHEREAS**, it is necessary to appropriate additional funds from the General Fund in the maximum amount of \$220,000 to address additional overtime needs in the Fire Department due to paramedic training; and

**WHEREAS**, there are additional funds in the amount of \$220,000 available for these purposes being transferred from the Riverboat Fund and these funds must be appropriated for these purposes before they can be spent.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA**, that the funds in the amount of Three Hundred Thousand Dollars (\$300,000.00) shall be paid during the 2014 budget year and the same is hereby appropriated and ordered to be paid from the General Fund for the City of Columbus, Indiana and for the purposes of addressing unsafe buildings pursuant to Columbus Municipal Code 15.20 and I.C. 36-7-9 *et seq.*

**NOW, THEREFORE, BE IT FURTHER ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA**, that the funds in the amount of Two Hundred Twenty Thousand Dollars (\$220,000.00) shall be paid during the 2014 budget year and the same is hereby appropriated and ordered to be paid from the General Fund for the City of Columbus, Indiana to address additional overtime needs in the Fire Department due to paramedic training.

**BE IT FURTHER ORDAINED**, that the above additional appropriations shall be effective as of the date of adoption of this Ordinance.

**BE IT FURTHER ORDAINED**, that the Clerk Treasurer and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect these additional appropriations.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock P.M. by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk Treasurer, City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_, 2014 at  
\_\_\_\_\_ o'clock P.M.

\_\_\_\_\_  
Kristen Brown  
Mayor, City of Columbus, Indiana



ORDINANCE NO. \_\_\_\_, 2014  
AMENDED FROM ORDINANCE NO. 3, 2014  
2014 SALARY ORDINANCE

AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY  
OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2014.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA:

SECTION I - SALARIED

That, and from after the first day of January, 2014, the following salaried employees of the City of Columbus, Indiana shall receive no more than the amount listed below the column named "MAXIMUM." The "Entry" column is entered as a guideline for suggested beginning salary.

	SALARY ENTRY	SALARY MAXIMUM
ANIMAL CARE SERVICES CENTER		
Animal Care Services General Manager .....	\$ 35,363	\$ 50,519
Animal Care Services Enforcement Manager .....	\$ 32,149	\$ 45,927
Animal Care Services Officer (3) .....	\$ 25,819	\$ 36,884
AVIATION		
Manager .....	\$ 53,063	\$ 75,804
Assistant Manager .....	\$ 44,083	\$ 62,975
Office Supervisor .....	\$ 25,148	\$ 35,925
Maintenance Manager.....	\$ 38,468	\$ 54,954
BOARD OF WORKS		
Citizens Members(4) .....	\$ 1,817	\$ 2,595
CITY GARAGE DEPARTMENT		
MVH:		
Director City Garage .....	\$ 45,988	\$ 65,697
MVH Foreman .....	\$ 30,323	\$ 43,318
Sanitation:		
Sanitation Foreman .....	\$ 30,323	\$ 43,318
Office Administrator .....	\$ 25,936	\$ 37,052
Secretary.....	\$ 24,847	\$ 35,495
Traffic:		
Foreman .....	\$ 30,323	\$ 43,318
CITY HALL/FACILITIES		
Building Supervisor .....	\$ 35,525	\$ 50,750
CLERK-TREASURER		
Administrative Assistant	\$ 23,994	\$ 34,277
Chief Deputy Clerk Treasurer .....	\$ 38,925	\$ 55,607
Accts Payable/Receivable	\$ 28,434	\$ 40,620
Payroll and Benefits Manager .....	\$ 32,792	\$ 46,845
Deputy Clerk Treasurer.....	\$ 29,551	\$ 42,215
COMMUNITY DEVELOPMENT		
Director .....	\$ 49,505	\$ 70,722
Communications and Program Coordinator .....	\$ 32,892	\$ 46,989
Secretary .....	\$ 24,846	\$ 35,494
ENGINEERING		
City Engineer .....	\$ 56,263	\$ 80,376
Assistant Engineer . .....	\$ 45,759	\$ 65,370
Senior Engineering Technician .....	\$ 37,804	\$ 54,006
Engineering Technicians (3) .....	\$ 27,875	\$ 39,822

## FIRE DEPARTMENT

Master Mechanic (Civilian).....	\$ 32,052	\$ 45,788
Chief & Director of Emergency Management.....	\$ 56,263	\$ 80,376
Deputy Chief (2).....	\$ 39,306	\$ 56,152
Battalion Chiefs (4) .....	\$ 38,056	\$ 54,365
Investigator/Inspectors (2) .....	\$ 36,717	\$ 52,453
Public Information Officer (1)	\$ 36,717	\$ 52,453
Captains (6) .....	\$ 36,717	\$ 52,453
Training Officer .....	\$ 36,717	\$ 52,453
Lieutenants (18) .....	\$ 35,542	\$ 50,774
Firefighters (60) .....	\$ 31,088	\$ 44,412
Administrative Asst / Fire Systems Operator .....	\$ 24,850	\$ 35,500
Chief's Secretary / Records Clerk .....	\$ 24,850	\$ 35,500

## HUMAN RESOURCES

Director of Human Resources .....	\$ 49,505	\$ 70,722
Benefits Coordinator .....	\$ 26,685	\$ 38,121

## HUMAN RIGHTS

Director .....	\$ 49,505	\$ 70,722
Deputy Director .....	\$ 32,040	\$ 45,771
Secretary .....	\$ 24,846	\$ 35,494

## INFORMATION SERVICES

Asst Manager of Information Services .....	\$ 38,516	\$ 55,023
Technician .....	\$ 30,300	\$ 43,285

## LEGAL DEPARTMENT

City Attorney .....	\$ 56,263	\$ 80,376
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## MAYOR'S OFFICE

Executive Secretary .....	\$ 28,486	\$ 40,694
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## METROPOLITAN PLANNING

Manager.....	\$ 43,903	\$ 62,719
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## OPERATIONS AND FINANCE

Director of Operations and Finance .....	\$ 53,709	\$ 76,727
Financial Analyst / Purchasing Manager .....	\$ 29,988	\$ 42,840
Technical Operations Resource .....	\$ 28,618	\$ 40,883

## PARK AND RECREATION

Director of Parks & Recreation .....	\$ 58,878	\$ 84,111
Director of Business Services .....	\$ 47,583	\$ 67,975
Administrative Assistant.....	\$ 31,760	\$ 45,371
Park Maintenance Manager.....	\$ 39,057	\$ 55,795
Director of Sports Program and Athletic Facilities.....	\$ 44,083	\$ 62,975
Accounts Payable Specialist.....	\$ 24,846	\$ 35,494
Sports Coordinator.....	\$ 28,618	\$ 40,883
Secretary - Park Operations .....	\$ 24,846	\$ 35,494
Customer Service Specialist.....	\$ 24,846	\$ 35,494
Payroll/HR Specialist.....	\$ 24,846	\$ 35,494
Project & Resource Development Director.....	\$ 39,057	\$ 55,795
Recreation/CGC Program Manager....	\$ 36,934	\$ 52,763
Marketing Coordinator .....	\$ 28,618	\$ 40,883
Aquatics Director.....	\$ 37,080	\$ 52,971
The Commons Manager.....	\$ 39,057	\$ 55,795
The Commons Administrative Asst .....	\$ 24,846	\$ 35,494

Receptionist/Lead Secretary CGC/FFY.....	\$ 24,846	\$ 35,494
Hamilton Center Secretary.....	\$ 24,846	\$ 35,494
Hamilton Center Manager.....	\$ 28,547	\$ 40,782
POLICE PARKING METER OFFICE		
Administrative Specialist Supervisor .....	\$ 24,954	\$ 35,648
Meter Attendants (1) .....	\$ 22,168	\$ 31,668
PLANNING DEPARTMENT		
Director .....	\$ 56,245	\$ 80,350
Assistant Director .....	\$ 46,015	\$ 65,735
Senior Planner(2).....	\$ 36,842	\$ 52,632
Associate Planners (2) .....	\$ 29,763	\$ 42,518
Office Administrator .....	\$ 26,331	\$ 37,615
Enforcement Coordinator .....	\$ 32,155	\$ 45,936
POLICE DEPARTMENT		
Chief .....	\$ 47,037	\$ 67,195
Deputy Chief (1).....	\$ 42,760	\$ 61,086
Captains (2) .....	\$ 40,724	\$ 58,177
Public Safety Public Information Officer .....	\$ 38,785	\$ 55,407
Lieutenants (7) .....	\$ 38,785	\$ 55,407
Sergeants (13) .....	\$ 36,938	\$ 52,768
Patrol Officers (55) .....	\$ 32,120	\$ 45,886
Mechanic .....	\$ 28,994	\$ 41,420
Secretary - Chief .....	\$ 26,088	\$ 37,269
Administrative Specialist (4) .....	\$ 23,994	\$ 34,277
REDEVELOPMENT		
Director of Redevelopment .....	\$ 49,505	\$ 70,722
TRANSIT		
Coordinator .....	\$ 30,323	\$ 43,318
Operations Asst .....	\$ 25,936	\$ 37,052
TECHNOLOGY ADVISORY COMMITTEE		
Community Information Technology Executive....	\$ 50,222	\$ 71,746

## SECTION II - HOURLY

That, and from after the First day of January, 2014, the following hourly employees of the City of Columbus, Indiana shall receive no more than the rate listed below the column named "MAXIMUM." The "ENTRY" column is entered as a guideline for a suggested beginning salary.

	ENTRY	MAXIMUM
ANIMAL CARE SERVICES CENTER		
Kennel Assistant .....	\$ 10.30	\$ 14.72
Part Time Kennel Assistants (2) .....	\$ 7.25	\$ 10.00
AVIATION		
Maintenance Laborer (2) .....	\$ 11.75	\$ 16.79
Part Time Laborers (4) .....	\$ 8.09	\$ 11.55
Maintenance Intern - Seasonal (2) .....	\$ 7.79	\$ 11.13
Administrative Intern - Seasonal (1) .....	\$ 7.79	\$ 11.13
CITY GARAGE DEPARTMENT		
MVH:		
Operators (5) .....	\$ 13.10	\$ 18.71
Drivers (5) .....	\$ 12.47	\$ 17.82
Drivers/Skilled Trade (6) .....	\$ 12.82	\$ 18.32

Sanitation:			
Operator (4).....	\$	13.10	\$ 18.71
Drivers (16) .....	\$	12.47	\$ 17.82
Part Time Driver (5) .....	\$	10.16	\$ 14.51
Shop and Garage:			
Mechanic .....	\$	15.19	\$ 21.70
Mechanic's Assistant.....	\$	13.10	\$ 18.71
Driver.....	\$	12.47	\$ 17.82
Traffic:			
Drivers (4) .....	\$	12.47	\$ 17.82

#### CITY HALL/FACILITIES

Building and Grounds Maintenance (2) .....	\$	11.24	\$ 16.05
Custodian (2).....	\$	10.59	\$ 15.13

#### COMMUNITY DEVELOPMENT

Special Events Coordinator .....	\$	9.63	\$ 13.75
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#### PARK AND RECREATION - Full Time

Athletic Facilities Assistant Team Leader.....	\$	13.06	\$ 18.66
Assistant Head Custodian FFY.....	\$	13.06	\$ 18.66
Mechanic (1).....	\$	15.62	\$ 22.31
Assistant Mechanic .....	\$	13.06	\$ 18.66
Maintenance Supervisor .....	\$	17.06	\$ 24.37
General Operator .....	\$	13.06	\$ 18.65
Head Custodian .....	\$	13.98	\$ 19.97
Assistant Team Leader - Grounds (2)	\$	13.06	\$ 18.66
Head Custodian FFY.....	\$	13.98	\$ 19.97
Team Leader - Grounds.....	\$	13.98	\$ 19.97
Athletic Facilities Supervisor .....	\$	15.60	\$ 22.28
Athletic Facilities Laborer (2) .....	\$	10.60	\$ 15.14
Team Leader .....	\$	13.98	\$ 19.97
Laborer - Maintenance and Grounds (6)	\$	10.60	\$ 15.14
Assistant Team Leader .....	\$	13.06	\$ 18.66
Donner Custodian .....	\$	10.60	\$ 15.14
Custodian - FFY (4).....	\$	10.60	\$ 15.14

#### PARK AND RECREATION - Part Time & Seasonal

Park Patrol (6) .....	\$	11.02	\$ 15.74
Part Time Maintenance & Grounds Laborer (11) .....	\$	7.79	\$ 11.13
Office Worker (3) .....	\$	8.97	\$ 12.81
Landscape Mgmt. Interns (4) .....	\$	7.79	\$ 11.13
Recreation Staff Member (50) .....	\$	10.98	\$ 15.69
Donner Night Supervisor (8) .....	\$	7.53	\$ 10.75
Donner Pool Guards (35) .....	\$	9.68	\$ 13.83
Donner Center Part Time Custodian .....	\$	7.79	\$ 11.13
Donner Pool Staff Member (50).....	\$	15.46	\$ 22.08
Custodian - FFY.....	\$	7.79	\$ 11.13
Secretary Park OPS.....	\$	11.94	\$ 17.06

#### PARK AND RECREATION - NON REVERTING

The Commons Maintenance Team Leader.....	\$	13.98	\$ 19.97
The Commons Maintenance Asst. Team Leader.	\$	13.06	\$ 18.66
The Commons Maintenance Labor (4).....	\$	10.60	\$ 15.14
Hamilton Center Operations Manager .....	\$	13.06	\$ 18.65
Hamilton Center Staff Member (PT) (35) .....	\$	15.92	\$ 22.74
Customer Service Specialist.....	\$	7.25	\$ 9.95
Athletic Facilities Laborer (FT) (2) .....	\$	10.59	\$ 15.13
Recreation Leaders (25) .....	\$	10.98	\$ 15.68
Gymnastics Staff Members (20) .....	\$	13.53	\$ 19.33
Sports Staff Members (50) .....	\$	14.97	\$ 21.39
Concession/Batting Cage Attendants (PT) (12)....	\$	9.41	\$ 13.44

#### PLANNING DEPARTMENT

Office Assistant .....	\$	9.63	\$ 13.76
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## TRANSIT

Bus Driver (15) .....	\$	12.47	\$	17.82
Mechanic .....	\$	15.19	\$	21.70
On-Call Driver (9) (25) .....	\$	12.47	\$	17.82
Part-time Administrative (3) .....	\$	8.97	\$	12.81

## SECTION III - OTHER PAYMENTS

The Following Maximum Expenditures shall be allowed in compliance with provisions of the City Personnel Policy as currently in force.

### ANIMAL CARE SERVICES CENTER

Overtime .....	\$	4,668
Faithful Service .....	\$	1,200

### AVIATION

Overtime .....	\$	5,000
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### CITY GARAGE DEPARTMENT

MVH:		
Overtime .....	\$	82,836
Faithful Service .....	\$	7,500
Sanitation:		
Overtime .....	\$	79,823
Faithful Service .....	\$	1,200
Shop and Garage:		
Overtime .....	\$	13,042
Traffic:		
Overtime .....	\$	20,994
Faithful Service .....	\$	1,200

### CITY HALL/FACILITIES

Overtime .....	\$	4,152
Faithful Service .....	\$	3,000

### ENGINEERING

Faithful Service Pay .....	\$	2,400
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### FIRE DEPARTMENT

Scheduled Overtime .....	\$	166,472
Unscheduled Overtime .....	\$	145,529
Longevity (Per Policy) .....	\$	436,000
Additional Service (Per Policy) .....	\$	7,200
Holidays (Per Policy) .....	\$	176,095
Uniforms (\$900 Per Person) .....	\$	84,894
College Credit (Per Policy) .....	\$	63,900
Hazmat Certification Pay .....	\$	28,500
EMS Certification Pay .....	\$	72,000
Military Service Pay .....	\$	12,000

\$ 365,529

### HUMAN RIGHTS

Overtime .....	\$	482
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### PARK AND RECREATION

Overtime .....	\$	30,000
Faithful Service Pay .....	\$	6,100

### POLICE DEPARTMENT

Faithful Service .....	\$	3,600
Overtime .....	\$	164,536

Longevity (Per Policy) .....	\$ 219,568
Detective Incentive Pay (Per policy).....	\$ 20,400
Uniforms (\$900 Per Officer) .....	\$ 72,900
College Credit & Military Pay (Per Policy) .....	\$ 186,450
Shift Differential (5% & 10%) .....	\$ 138,800
Total Per Diem for School Guards .....	\$ 124,610
(max \$33.12 Per Guard Per Day)	
Uniforms (\$500 Per Parking Attendant) .....	\$ 500
Specialty Pay - Total: .....	\$ 78,000
\$1,000 per year: K-9, SWAT, Water Rescue, Bomb Technician	
\$500 per year: FTO, Accident Reconstructionist, Polygraph Examiner, Negotiator, CSI, ILEA Instructor, Breath Test Operator, Bike Patrol, Drug Recognition Expert, Translator, D.A.R.E. Instructor, Honor Guard	

TRANSIT DEPARTMENT

Overtime .....	\$ 37,244
Faithful Service.....	\$ 3,900

PASSED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA on this the \_\_\_\_ day  
of \_\_\_\_\_, 2014, by vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer of the Common Council  
of Columbus, Indiana

ATTEST:

\_\_\_\_\_  
Clerk of the Common Council of Columbus, Indiana

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2014,  
at \_\_\_\_ o'clock, \_\_\_\_M.

\_\_\_\_\_  
Clerk-Treasurer of the City of  
Columbus, Indiana

Approved and signed by me this \_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_ o'clock \_\_\_\_M.

\_\_\_\_\_  
Mayor of the City of Columbus, Indiana



**Proposed Changes:**

Fire:

\*Increase Unscheduled Overtime by \$220,000 to cover paramedic training from Riverboat Fund

Transit:

\*Increase number of On-call drivers from 9 to 25 (no increase in budget-for scheduling purposes only)

RESOLUTION NO. \_\_\_\_\_, 2014

**A RESOLUTION OF THE COMMON COUNCIL OF THE  
CITY OF COLUMBUS DETERMINING AMOUNT OF ASSESSED VALUATION TO  
CAPTURE IN THE CENTRAL ECONOMIC DEVELOPMENT ALLOCATION AREA**

**WHEREAS**, the City of Columbus Redevelopment Commission (the "Commission") has established the Central Economic Development Allocation Area (the "Allocation Area") pursuant to I.C. 36-7-14-39;

**WHEREAS**, pursuant to I.C. 36-7-14-39(b)(4), the Commission is required to make certain determinations and/or recommendations relating to its need to capture certain assessed value within the Allocation Area ("Commission Determination");

**WHEREAS**, I.C. 36-7-14-39(b)(4) has been revised by Indiana Senate Bill 118 which requires the Commission Determination to be forwarded to the Common Council of the City of Columbus (the "Council") for approval or modification if the amount of excess assessed value determined by the Commission is expected to generate more than two hundred percent of the amount of allocated tax proceeds necessary to make, when due, principal and interest payments on bonds already issued and/or for other purposes; and

**WHEREAS**, the Commission adopted the Commission Determination attached hereto as Exhibit "A" and recommends approval by Council.

**NOW THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT** it approves / modifies (please select one) the Commission Determination and will allow \_\_\_\_% of the Incremental Assessed Value from the Central Economic Development Allocation Area to be allocated to the respective taxing units in the manner prescribed in I.C. 36-7-14-39(b)(1) for the calendar year 2015.

**BE IT FURTHER RESOLVED** that the Clerk Treasurer is hereby authorized, empowered and directed to take any and all further actions necessary to effect this determination including notification to the Bartholomew County Auditor.

**THIS RESOLUTION IS ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA**, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2014, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Kristen S. Brown, Mayor  
Presiding Officer of the Common Council

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

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Luann Welmer  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, at  
\_\_\_\_\_ o'clock \_\_\_\_\_ M.

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Kristen S. Brown  
Mayor of the City of Columbus, Indiana

RESOLUTION NO. 7 - 2014RESOLUTION OF THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION  
DETERMINING NEED TO CAPTURE TAX INCREMENT REVENUES

WHEREAS, the City of Columbus Redevelopment Commission (the "Commission") previously has adopted resolutions establishing the Central Economic Development Allocation Area (the "Allocation Area") for purposes of capturing incremental property taxes (the "TIF Revenues") pursuant to Indiana Code 36-7-14-39; and

WHEREAS, under IC 36-7-14-39(b)(4) the Commission is required to make certain determinations relating to its need to capture TIF Revenues for the following budget year;

NOW, THEREFORE, BE IT RESOLVED by the City of Columbus Redevelopment Commission, as follows:

1. Pursuant to IC 36-7-14-39(b)(4), the Commission hereby determines for budget year 2015, the following:

a. The Commission has determined that there IS excess assessed value that may be allocated to the respective taxing units in the manner prescribed in IC 36-7-14-39(b)(1).

2. Any officer or agent of the Commission is hereby authorized to provide written notice of the determinations made herein to the Bartholomew County Auditor, the Common Council of the City of Columbus, and each taxing unit that is wholly or partly located with the Allocation Area, in the manner set forth in IC 36-7-14-39(b)(4)(B).

3. Pursuant to approved legislation taking effect July 1, 2014. The Commission hereby provides the following calculation as described in IC 36-7-14-39(b)(4)(C):

a. Projected 2015 Net TIF Revenue	\$ <u>5,412,420</u>
b. Projected 2015 Debt Payments & Expenditures	\$ <u>2,285,111</u>
c. Projected Excess TIF Revenues	\$ <u>3,127,309</u>
d. Projected Revenues / Projected 2015 Expenditures (%)	<u>237%</u>
e. Does Section 3(d) exceed 200% (Yes/No)	<u>YES</u>

4. Pursuant to IC 36-7-14-39(b)(4)(C), the Commission has determined that an estimated \$127,022,631 or 60% of Incremental Assessed Value will be allocated to the respective taxing units in the manner prescribed in IC 36-7-14-39(b)(1) for the calendar year 2015. Per the statute, the Commission has determined sufficient expenditure obligations for calendar year 2015 to justify the full retention of their Tax Incremental Assessed Value.

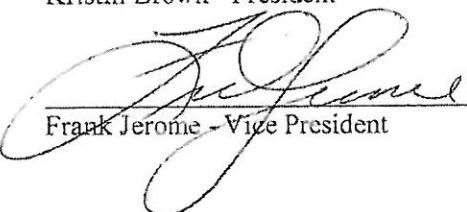
5. The City of Columbus Redevelopment Commission does hereby recommend to the Columbus City Council the adoption of the allocations as set forth in the foregoing paragraph.

6. This Resolution shall take effect immediately upon adoption.


ADOPTED by the City of Columbus Redevelopment Commission this \_16th\_ day of June, 2014.

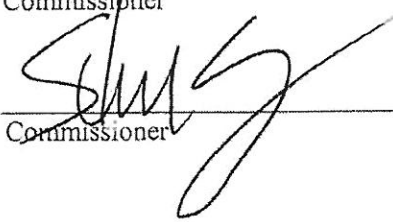
CITY OF COLUMBUS REDEVELOPMENT COMMISSION

\_\_\_\_\_  
Kristin Brown - President

  
\_\_\_\_\_  
Frank Jerome - Vice President

\_\_\_\_\_  
David Wright - Secretary

  
\_\_\_\_\_  
Commissioner

  
\_\_\_\_\_  
Commissioner